

SAN ANTONIO PLANNING COMMISSION MINUTES



February 23, 2011



2:00 P.M.

Amelia Hartman, *Chair*
Jose R. Limon, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*
Christopher M. Lindhorst Lynda Billa Burke
Marcello Diego Martinez Rolando H. Briones
Jody R. Sherrill Rob Rodriguez



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS:

A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)
- Discussion regarding Technical Advisory Committee Applicants

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call – Present: Hartman, Limon, A. Rodriguez, R. Rodriguez, Billa Burke Briones, Lindhorst, Martinez, Sherrill Absent: None

4. Citizens to be heard.

Chair Hartman opened the public hearing.

Donna Camacho, Planner, presented items.

5. PUBLIC HEARING:

REPLAT:

- A. 100074 **Guiding Light R.T.C.**
(On the northeast side of Rabel Road, east of FM 1937)

Chair Hartman closed the public hearing.

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PLAT:

6. **090360 Roseheart Elementary School**
 (At the southeast corner of Bulverde Road and Roseheart)

Chair Hartman asked for a motion to approve items on the Consent Agenda as presented.

Motion: Commissioner Billa Burke to approve as presented
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

INDIVIDUAL CONSIDERATION

PUBLIC HEARING FOR ITEM 7 HELD ABOVE:

7. **100074 Guiding Light R.T.C.**
 (On the northeast side of Rabel Road, east of FM 1937)

Donna Camacho, planner, presented item and recommended approval.

Bob Brach, Bexar County Public Works, addressed street width issues.

Motion: Commissioner Billa Burke to approve item as presented.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

PLATS:

8. **100108 Wheatley Heights Sports Park-North** (variance/incomplete)
 (South of Tamarak Drive, west of Upland Road)

Larry Odis, planner, presented item and recommended approval.

Motion: Commissioner Martinez to approve item as presented.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

9. ~~**110022 Wheatley Heights Sports Park-South**~~ (incomplete) - **Pulled**
 ~~(South of Martin Luther King Boulevard, east of Wheatley)~~

VARIANCES and APPEALS:

10. **060369 Oliver Ranch 281 Commercial** (Time Extension)
 (North of the intersection of U. S. Highway 281 and Overlook
 Parkway)

Larry Odis, planner, presented item and recommended approval.

Motion: Commissioner Lindhorst to approve item as presented.
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes

Commissioner Lindhorst is recused from items 11 and 12 and has left the boardroom.

11. **070334 Sablechase, Unit 2 Enclave** (Time Extension)
 (Extension of Sable Run to the north from Sablechase Unit 1
 Enclave)

Robert Lombrano, planner, presented item and recommended approval.

Motion: Commissioner Sherrill to approve item as presented.
Second: Commissioner Briones
In Favor: Unanimous
Opposed: None
Recused: Lindhorst
Motion Passes

- 12. 070459 Sablechase, Unit 2A Enclave** (Time Extension)
(Extending Mystic Chase east from Sablechase, Unit 2)

Richard Carrizales, planner, presented item and recommended approval.

Motion: Commissioner A. Rodriguez to approve item as presented.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Recused: Lindhorst
Motion Passes

- 13. 11-IV-001 Jason Gale** (Certificate of Determination Appeal)
(On the west side of Interstate Highway 37, north of Loop 1604)

Richard Carrizales, planner, presented item and recommended disapproval.

Donald Oroion, representing the owner, stated the purpose of the request of the Certificate of Determination is to allow for a water meter on the subject property. He further stated CPS Energy has placed a meter place on the property. He stated his client is proposing to place an ice machine on the subject property. He feels his client is exempt from platting, as the subject property is a portion of a lot.

Jason Gale, stated his ice vending machine was originally located on Fredericksburg Road and was asked by the county to move his ice vending machine due to revised flood maps. He feels this location is suitable for the ice machine.

Motion: Commissioner Billa Burke to continue this item until the next regularly scheduled meeting or until the platting issue is resolved.

Motion failed due to lack of second.

Motion: Commissioner Martinez to follow staff's recommendation of denial.
Second: Commissioner Sherrill
In Favor: Hartman, Limon, A. Rodriguez, Lindhorst, Martinez, Sherrill
Opposed: Billa Burke, Briones, R. Rodriguez
Motion Passes

Commissioner Sherrill left the meeting at 2:47 pm.

LAND TRANSACTION:

14. A resolution recommending that the City convey to H.E. San Antonio, LLC property abutting the Hyatt Regency Hotel in exchange for in-kind services exceeding fair market value of the property to be conveyed as part of an overall agreement. (Downtown Operations by Paula Stallcup)

Paula Stallcup, Downtown Operations, presented item and recommends approval.

Motion: Commissioner Lindhorst to approve the item as presented.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

COMPREHENSIVE MASTER PLANS:

15. **PA11013** - Public hearing and consideration of a resolution amending the land use plan contained in the Downtown Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 4.03 acres located at 800 Buena Vista and 826 Monterey, more specifically described as NCB 227 Blk 120 Lot 26 (Toudouze Warehouse UT-1), NCB 225 Blk 118, Lot 7 through 15, and a 0.426 acre portion of Monterey Street from the western right of way of South Salado Street to the eastern right of way line of South Comal Street, from Residential land use to Government/Educational land use (Planning and Community Development Department by Tyler Sorrells).

Tyler Sorrells, Planning and Community Development Department, presented item and recommends approval.

Sal Garcia, architect of project representing Bexar County, was present to answer any questions.

Motion: Commissioner Martinez to approve the item as presented.
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes

OTHER ITEMS:

16. Briefing and consideration of a resolution appointing a Zoning Commission member and alternate to the TAC (Development Services Department, by Rick Carrizales).

Elizabeth Carol, Senior Management Analyst, presented item.

Motion: Commissioner Lindhorst to approve the item as presented.
Second: Commissioner Briones
In Favor: Unanimous
Opposed: None
Motion Passes

17. Review and discussion of TAC Community at Large applications (Development Services Department, by Rick Carrizales).

Motion: Commissioner Lindhorst requested staff call 2 applicants, applicant #3 Michael Angel Garcia and applicant #5 Col. Homer Dewayne Nelson to attend the next regularly Planning Commission meeting.
Second: Commissioner Briones
In Favor: Unanimous
Opposed: None
Motion Passes

18. Approval of the minutes for the February 9, 2011 Planning Commission meeting.

Motion: Commissioner Martinez to approve the item as presented.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

19. Director's report - City Council Action Update (Planning Commission Items sent to Council)

20. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.

21. ADJOURNMENT.

There being no further business, the meeting was adjourned at 3:13 pm.

APPROVED

A handwritten signature in black ink, appearing to read 'Amelia E. Hartman', written over the word 'APPROVED'.

Amelia E. Hartman

ATTEST:

Barlene Nelson, ACP
Executive Secretary